



County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://cao.co.la.ca.us>

DAVID E. JANSSEN
Chief Administrative Officer

January 11, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Dear Supervisors:

**RESOLUTION AND NOTICE OF INTENTION TO AUCTION COUNTY SURPLUS
REAL PROPERTY – VARIOUS SITES IN THE ANTELOPE VALLEY
(FIFTH DISTRICT) (4-VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed sale of surplus real properties is categorically exempt from the California Environmental Quality Act (CEQA).
2. Find that the following properties in the Antelope Valley are not necessary for County or other public purposes:

2000 Block of Avenue G East, Unincorporated Los Angeles County
6500 Block of Palmdale Boulevard, Palmdale
44400 Block of 90th Street East, Unincorporated Los Angeles County

Each of which is shown on the attached maps (Attachment A) and legally described in Exhibit A attached to the Resolution and Notice of Intention (Attachment B), and adopt the Resolutions setting a date for the public auction of each individual property.

3. Instruct the Executive Officer/Clerk of the Board to cause publication of the Resolution and Notice of Intention in accordance with Section 25528 of the Government Code and to set a date for public auction.

IT IS RECOMMENDED THAT, AFTER THE PUBLIC AUCTION, YOUR BOARD:

1. Approve the sale of the County's right, title and interest to the successful bidder(s) individually for each respective property and instruct the Chair to approve and execute, upon presentation, a quitclaim deed for each respective property, which will have been approved as to form by County Counsel.
2. Instruct the Auditor-Controller to deposit the sales proceeds into the Asset Development Implementation Fund as directed by the Chief Administrative Office (CAO).
3. Authorize the CAO to execute all necessary documents, including a sale and purchase agreement to complete each sale transaction, upon approval of the documents by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to offer at public auction County-owned real property considered surplus to the present and future needs of the County. The individual property characteristics are as follows:

1. 2000 Avenue G East, located south of Edwards Air Force Base in Unincorporated Los Angeles County and consisting of about 122 acres of land area.
2. 6500 Palmdale Boulevard, located east of 70th Street East in the City of Palmdale and consisting of 9.24 acres.
3. 44400 90th Street East, located in the Roosevelt area of Unincorporated Los Angeles County and consisting of 38.48 acres of land area.

Each of the properties offered consists exclusively of vacant land which has never been used for any purpose. As a result, the subject properties are considered surplus to the County's needs. The sale of these properties will provide the County funds that can be better allocated for the rehabilitation, purchase or construction of other County facilities.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The County of Los Angeles Strategic Plan directs that we strengthen the County's fiscal capacity (Goal 4). The sale of these properties to the highest bidder will provide funds that can be used to finance improvements as part of the plan to preserve and protect the County's critical infrastructure (Strategy 2).

FISCAL IMPACT/FINANCING

It has been determined by a CAO staff appraisal that the estimated market value of each property and opening bid amount be as follows:

<u>ADDRESS</u>	<u>ACREAGE</u>	<u>ESTIMATED VALUE</u>	<u>OPENING BID</u>
2000 Block of Avenue G East	122 acres	\$425k to \$545k	\$315,000
6500 Block of Palmdale Blvd	9.24 acres	\$535,000	\$400,000
44400 Block of 90 th Street East	38.48 acres	\$345,000	\$258,000

Setting a minimum bid at less than the estimated value for a particular property will generate the maximum amount of interest in the real estate community and should result in the respective property being sold at the high end of its estimated value range or in excess of the estimated value. Each property will be sold for all cash. A \$25,000 deposit in cash or cashier's check will be required at the conclusion of each respective property auction with the remaining balance due within 90 days.

Proceeds from the sales will be deposited into the Asset Development Implementation Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

These properties, as shown on Attachment A, range from 9.24 acres to 122 acres of land area which is not improved. The County acquired these properties in the 1940's and 1950's after the prior owners defaulted in the payment of property taxes.

The offer of the property by public auction is authorized by Sections 25520 to 25535, inclusive, of the California Government Code which authorizes the sale of real property. Notification of your Board's intended action will be published in compliance with Government Code Section 6063. Pursuant to Government Code Sections 65402 and 54222, the appropriate government agencies have been notified of the County's intent to sell the properties and none have indicated any interest in purchasing the properties for their fair market value, nor any objection to its sale.

In accordance with your Board's policy, the deed reserves the mineral rights for the property to the County.

County Counsel has reviewed the Board letter, the Resolution(s) and Notice of Intention to Sell and has approved them as to form.

ENVIRONMENTAL DOCUMENTATION

The recommended action is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.


IMPACT ON CURRENT SERVICES (OR PROJECTS)

Inasmuch as each of these properties consists of only vacant land, the sale of these properties will have no impact on current County services.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return an original copy of the executed Resolution(s) and Notice of Intention to Sell, and two certified copies of the Minute Order, and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN
Chief Administrative Officer

DEJ:CWW
CB:CK:cc

Attachments (2)

c: County Counsel
Auditor-Controller

AVmultiparcel-auction.b

MAPS

2000 Block of Avenue G East

3152 2
SCALE 1" = 400'

2002

Site

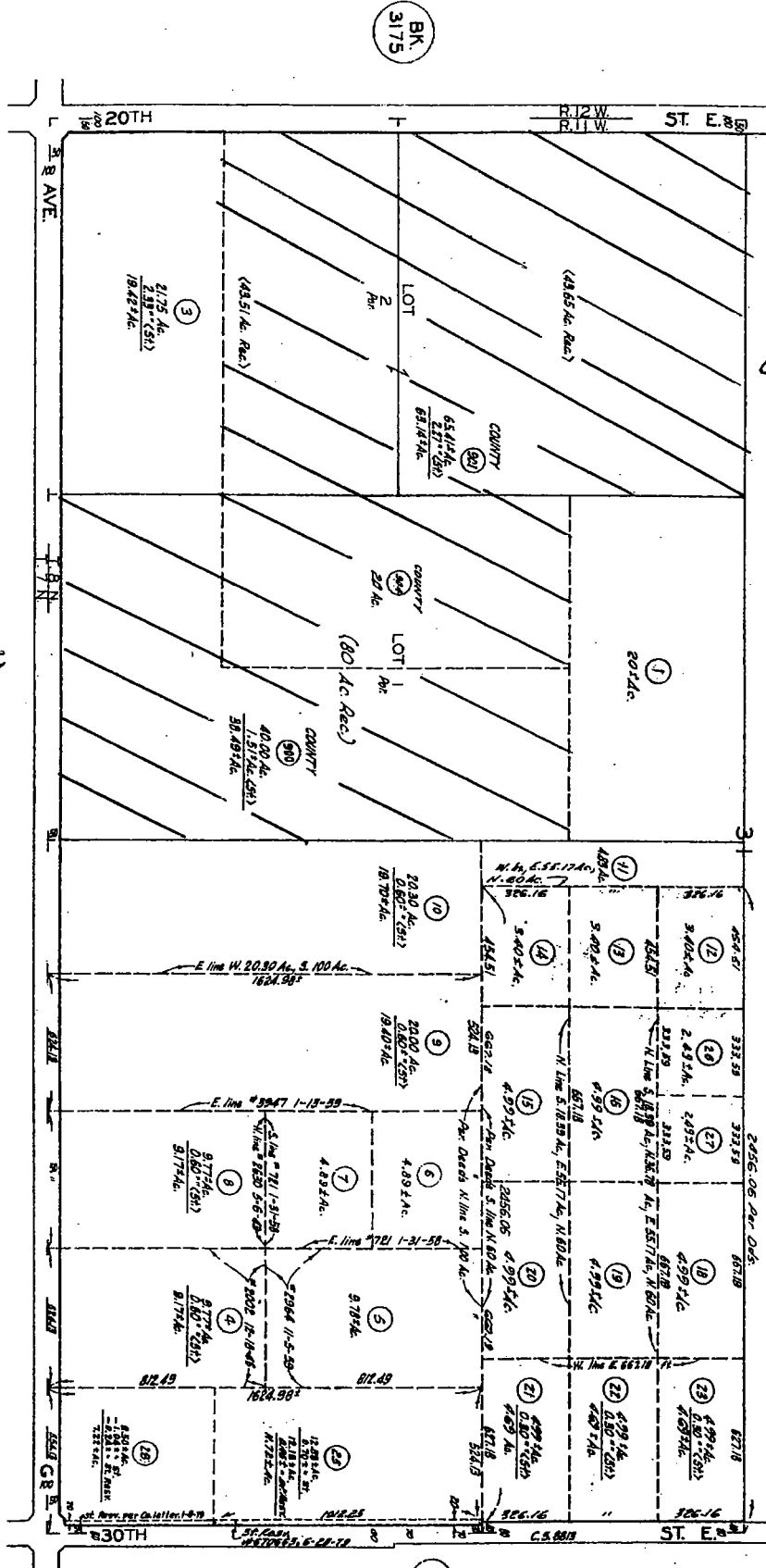
NO. 259 FOR PREV. ASSMT. SEC.
3151-S

CODE
4815

T.8N, R.11W

Site

MAR 04 2002
ASSASSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



1

4

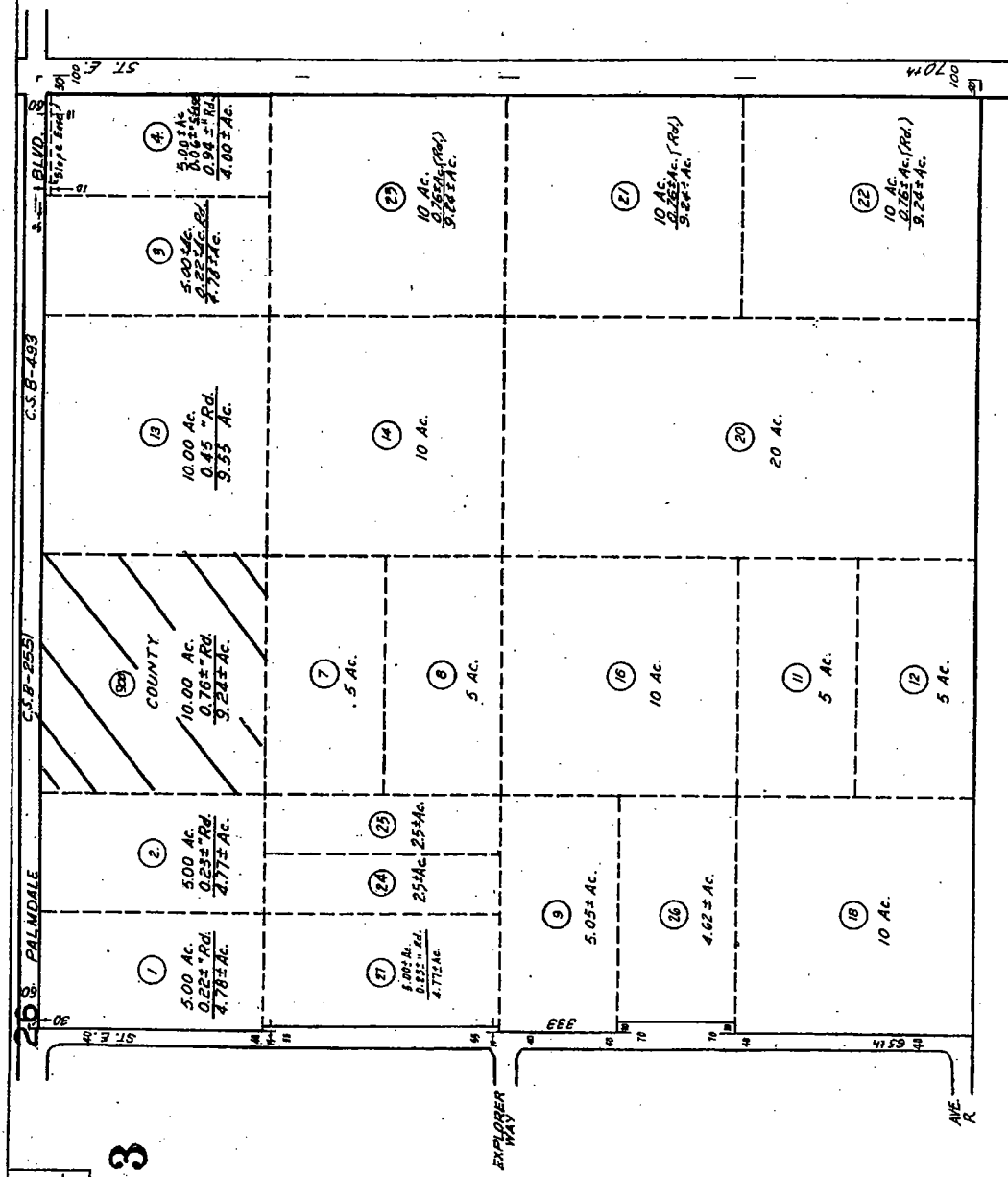
8001040519008001-A1
2002030404050001-A1
671206104
690311121
7008055
7107062
710607206
710814204
821209440
821215

REVISED
7-19-67
9-15-67
8-15-62
6-16-64
P00387

660525
710326
710325.515
76/12/5
9505022300/000-11
9601081000000-11
20050213/2

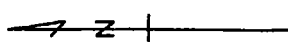
6500 Block of Palmdale Boulevard

FEB 19 2003
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



3024 6
CALE 1" = 300'

2003



CODE
7054

T. 6 N., R. 11 W.

FOR PREV. ASSMT. SEE: 173 - 64

Attachment B

**RESOLUTION AND NOTICE OF INTENT TO SELL
2000 BLOCK OF AVENUE G EAST
6500 BLOCK OF PALMDALE BOULEVARD
44400 BLOCK OF 90TH STREET EAST**

**RESOLUTION AND NOTICE OF INTENTION TO SELL
COUNTY SURPLUS REAL PROPERTY
AT PUBLIC AUCTION**

**2000 BLOCK OF AVENUE G EAST
ANTELOPE VALLEY AREA, COUNTY OF LOS ANGELES**

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California ("Board of Supervisors"), has found and determined that the County-owned real property hereinafter described is not required for public use;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. That it is the intention of the Board of Supervisors, on the _____ day of _____, 2005 at 1:00 P.M., in the Hearing Room of the Board of Supervisors, Room 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, to sell at public auction, the County-owned surplus real property located at the 2000 Block of Avenue G East, Unincorporated Los Angeles County, which is legally described in Exhibit "A" attached hereto and incorporated herein by reference and made a part hereof as though set forth in full (the "Property").

2. The Property consists of the following acreage and zoning:

2000 Block of Avenue G East

122 acres zoned D2 - Desert Mountain 1 acre minimum (County of Los Angeles)

The Property has not been improved and consists exclusively of vacant land.

3. The minimum bid that will be considered by the Board of Supervisors for the Property is \$315,000.

Any bids less than that amount will not be considered by the Board of Supervisors. The Board of Supervisors reserves the right to reject any and all bids and to withdraw the Property from sale at any time.

4. The sale will be for all **CASH** with TWENTY FIVE THOUSAND DOLLARS (\$25,000) due at the time of sale and the balance remaining to be paid in full within ninety (90) days of the date of the auction under the following terms and conditions:

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record, if any.

5. Sealed bids must be filed in the Executive Office, Board of Supervisors, Room 383 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 prior to 9:30 A.M. on the day of the auction as set forth in Paragraph 1 above.

6. At the time of the auction, sealed bids will be opened and oral bids will be heard provided that the first oral bid exceeds by at least five percent (5%) the amount of the highest sealed bid. Should two or more sealed bids be identical as to the highest bid amount, priority shall be given to the bid received first in accordance with Paragraph 5 above. When orally bidding on the Property, a bidder will be required to identify himself and state clearly the amount of the bid. It is the intention of this paragraph that the following bid requirements and/or conditions shall apply to sealed bids and oral bids alike:

a. The successful bidder ("Purchaser") will be required at the close of the auction to pay the full amount of the successful bid with the first TWENTY FIVE THOUSAND DOLLARS (\$25,000) to be paid immediately in cash or cashier's check and to execute a Sale and Purchase Agreement. The Sale and Purchase Agreement must be executed without modification.

b. Purchaser must also sign any and all documents and pay whatever fees are required following the auction. Said fees shall include the deed recording fees and Documentary Transfer Tax. County shall obtain the recordation of the deed and transmit Purchaser's check for said fee to the County Recorder on behalf of Purchaser.

c. Purchaser must furnish the name and manner of vesting title to the Property in writing to the County at the time of the auction. If more than one signature is required on any document, a period of five (5) days will be allowed for Purchaser to obtain the signature(s).

d. No warranty or representation is made by the County with respect to location, size, and zone of the Property. Such data is set forth for information only and shall not be deemed to be part of the legal description by which the Property will be offered for sale or sold. The Property will be sold by quitclaim deed using the legal description contained in Exhibit "A". County will not provide a policy of title insurance.

e. The Property is offered for sale and will be sold in its "as is" condition, without any warranty, express or implied or representation by County as to its physical condition or suitability for use, including but not limited to, the condition of the soils or ground water on or under the Property, and the presence of pollutants or contaminants therein.

f. Sale of the Property shall reserve and except there-from unto the County of Los Angeles, all oil, gas, hydrocarbons, or other minerals in and under the Property without the right to the use of the surface and subsurface to a depth of 500 feet, measured vertically, from the surface of the Property.

g. If Purchaser fails to abide by the terms and conditions as set forth above, the County shall have all remedies at law and equity, and shall be entitled to enforce the Sale and Purchase Agreement and obtain the benefit of the bargain contained therein. At the option of the County, the sale may be rescinded. All or part of the Twenty Five Thousand Dollars (\$25,000) down payment may be retained by the County to offset the costs and expenses which accrue to the County in conducting a public auction should Purchaser fail to purchase the Property. Such retention of the down payment by County shall not be deemed a waiver or relinquishment of any other remedies.

7. Copies of the title report and map showing the location and size of the Property are available for inspection in the office of Real Estate Division, 222 South Hill Street, 3rd Floor, Los Angeles, California 90012.

The foregoing Resolution was on the _____ day of _____, 2005 adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer, Board of Supervisors

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By 
Deputy County Counsel

Resolution

EXHIBIT A

2000 Block of Avenue G East, Unincorporated County of Los Angeles
Legal Description

Parcel 900

LOT COMMENCING NORTH 50 FEET FROM SOUTHEAST CORNER OF LOT 1 IN SOUTHWEST 1/4 OF SECTION 31 TOWNSHIP 8 NORTH RANGE 11 WEST; THENCE NORTH TO SOUTHERLY LINE OF NORTH 20 ACRES OF SAID LOT; THENCE WEST THEREON TO EASTERLY LINE OF WESTERLY 40 ACRES OF SAID LOT; THENCE SOUTH TO SOUTHERLY LINE OF NORTH 20 ACRES OF SOUTH 30 ACRES OF SAID WEST 40 ACRES; THENCE WEST TO WESTERLY LINE OF SAID LOT; THENCE SOUTH TO NORTHERLY LINE OF AVE G; THENCE EASTERLY THEREON TO BEGINNING PART OF LOT 1 IN SOUTHWEST 1/4 OF SECTION 31 TOWNSHIP 8 NORTH RANGE 11 WEST

Parcel 901

NORTHERLY 1/2 OF SOUTHERLY 1/2 (EXCLUSIVE OF STREET) AND NORTHERLY 1/2 (EXCLUSIVE OF STREET) OF LOT 2 IN SOUTHWEST 1/4 OF SECTION 31 TOWNSHIP 8 NORTH RANGE 11 WEST

Parcel 904

NORTHERLY 20 ACRES OF SOUTHERLY 30 ACRES OF WESTERLY 40 ACRES OF LOT 1 IN SOUTHWEST 1/4 OF SECTION 31 TOWNSHIP 8 NORTH RANGE 11 WEST

**RESOLUTION AND NOTICE OF INTENTION TO SELL
COUNTY SURPLUS REAL PROPERTY
AT PUBLIC AUCTION**

**6500 BLOCK OF PALMDALE BOULEVARD
PALMDALE**

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California ("Board of Supervisors"), has found and determined that the County-owned real property hereinafter described is not required for public use;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. That it is the intention of the Board of Supervisors, on the _____ day of _____, 2005 at 1:00 P.M., in the Hearing Room of the Board of Supervisors, Room 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, to sell at public auction, the County-owned surplus real property located at the 6500 Block of Palmdale Boulevard, Palmdale, which is legally described in Exhibit "A" attached hereto and incorporated herein by reference and made a part hereof as though set forth in full (the "Property").

2. The Property consists of the following acreage and zoning:

6500 Block of Palmdale Boulevard, Palmdale

9.24 acres zoned Residential – 7000 square foot minimum (City of Palmdale)

The Property has not been improved and consists exclusively of vacant land.

3. The minimum bid that will be considered by the Board of Supervisors for the Property is \$400,000.

Any bids less than that amount will not be considered by the Board of Supervisors. The Board of Supervisors reserves the right to reject any and all bids and to withdraw the Property from sale at any time.

4. The sale will be for all **CASH** with TWENTY FIVE THOUSAND DOLLARS (\$25,000) due at the time of sale and the balance remaining to be paid in full within ninety (90) days of the date of the auction under the following terms and conditions:

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record, if any.

5. Sealed bids must be filed in the Executive Office, Board of Supervisors, Room 383 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 prior to 9:30 A.M. on the day of the auction as set forth in Paragraph 1 above.

6. At the time of the auction, sealed bids will be opened and oral bids will be heard provided that the first oral bid exceeds by at least five percent (5%) the amount of the highest sealed bid. Should two or more sealed bids be identical as to the highest bid amount, priority shall be given to the bid received first in accordance with Paragraph 5 above. When orally bidding on the Property, a bidder will be required to identify himself and state clearly the amount of the bid. It is the intention of this paragraph that the following bid requirements and/or conditions shall apply to sealed bids and oral bids alike:

a. The successful bidder ("Purchaser") will be required at the close of the auction to pay the full amount of the successful bid with the first TWENTY FIVE THOUSAND DOLLARS (\$25,000) to be paid immediately in cash or cashier's check and to execute a Sale and Purchase Agreement. The Sale and Purchase Agreement must be executed without modification.

b. Purchaser must also sign any and all documents and pay whatever fees are required following the auction. Said fees shall include the deed recording fees and Documentary Transfer Tax. County shall obtain the recordation of the deed and transmit Purchaser's check for said fee to the County Recorder on behalf of Purchaser.

c. Purchaser must furnish the name and manner of vesting title to the Property in writing to the County at the time of the auction. If more than one signature is required on any document, a period of five (5) days will be allowed for Purchaser to obtain the signature(s).

d. No warranty or representation is made by the County with respect to location, size, and zone of the Property. Such data is set forth for information only and shall not be deemed to be part of the legal description by which the Property will be offered for sale or sold. The Property will be sold by quitclaim deed using the legal description contained in Exhibit "A". County will not provide a policy of title insurance.

e. The Property is offered for sale and will be sold in its "as is" condition, without any warranty, express or implied or representation by County as to its physical condition or suitability for use, including but not limited to, the condition of the soils or ground water on or under the Property, and the presence of pollutants or contaminants therein.

f. Sale of the Property shall reserve and except there-from unto the County of Los Angeles, all oil, gas, hydrocarbons, or other minerals in and under the Property without the right to the use of the surface and subsurface to a depth of 500 feet, measured vertically, from the surface of the Property.

g. If Purchaser fails to abide by the terms and conditions as set forth above, the County shall have all remedies at law and equity, and shall be entitled to enforce the Sale and Purchase Agreement and obtain the benefit of the bargain contained therein. At the option of the County, the sale may be rescinded. All or part of the Twenty Five Thousand Dollars (\$25,000) down payment may be retained by the County to offset the costs and expenses which accrue to the County in conducting a public auction should Purchaser fail to purchase the Property. Such retention of the down payment by County shall not be deemed a waiver or relinquishment of any other remedies.

7. Copies of the title report and map showing the location and size of the Property are available for inspection in the office of Real Estate Division, 222 South Hill Street, 3rd Floor, Los Angeles, California 90012.

The foregoing Resolution was on the _____ day of _____, 2005 adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer, Board of Supervisors

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Felice
Deputy County Counsel

Resolution

EXHIBIT A

6500 Block of Palmdale Boulevard, Palmdale
Legal Description

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 11 WEST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALMDALE. COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT
OF SAID LAND.

**RESOLUTION AND NOTICE OF INTENTION TO SELL
COUNTY SURPLUS REAL PROPERTY
AT PUBLIC AUCTION**

**44400 BLOCK OF 90TH STREET EAST
ANTELOPE VALLEY AREA, COUNTY OF LOS ANGELES**

WHEREAS, the Board of Supervisors of the County of Los Angeles, State of California ("Board of Supervisors"), has found and determined that the County-owned real property hereinafter described is not required for public use;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, as follows:

1. That it is the intention of the Board of Supervisors, on the _____ day of _____, 2005 at 1:00 P.M., in the Hearing Room of the Board of Supervisors, Room 381 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, CA 90012, to sell at public auction, the County-owned surplus real property located at the 44400 Block of 90th Street East, Unincorporated Los Angeles County, which is legally described in Exhibit "A" attached hereto and incorporated herein by reference and made a part hereof as though set forth in full (the "Property").

2. The Property consists of the following acreage and zoning:

44400 Block of 90th Street East, Unincorporated County of Los Angeles

38.48 acres zoned D2 – Desert Mountain, 1 acre minimum (County of Los Angeles)

The Property has not been improved and consists exclusively of vacant land.

3. The minimum bid that will be considered by the Board of Supervisors for the Property is \$258,000.

Any bids less than that amount will not be considered by the Board of Supervisors. The Board of Supervisors reserves the right to reject any and all bids and to withdraw the Property from sale at any time.

4. The sale will be for all **CASH** with TWENTY FIVE THOUSAND DOLLARS (\$25,000) due at the time of sale and the balance remaining to be paid in full within ninety (90) days of the date of the auction under the following terms and conditions:

SUBJECT TO AND BUYER TO ASSUME:

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights and rights-of-way of record, if any.

5. Sealed bids must be filed in the Executive Office, Board of Supervisors, Room 383 Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 prior to 9:30 A.M. on the day of the auction as set forth in Paragraph 1 above.

6. At the time of the auction, sealed bids will be opened and oral bids will be heard provided that the first oral bid exceeds by at least five percent (5%) the amount of the highest sealed bid. Should two or more sealed bids be identical as to the highest bid amount, priority shall be given to the bid received first in accordance with Paragraph 5 above. When orally bidding on the Property, a bidder will be required to identify himself and state clearly the amount of the bid. It is the intention of this paragraph that the following bid requirements and/or conditions shall apply to sealed bids and oral bids alike:

a. The successful bidder ("Purchaser") will be required at the close of the auction to pay the full amount of the successful bid with the first TWENTY FIVE THOUSAND DOLLARS (\$25,000) to be paid immediately in cash or cashier's check and to execute a Sale and Purchase Agreement. The Sale and Purchase Agreement must be executed without modification.

b. Purchaser must also sign any and all documents and pay whatever fees are required following the auction. Said fees shall include the deed recording fees and Documentary Transfer Tax. County shall obtain the recordation of the deed and transmit Purchaser's check for said fee to the County Recorder on behalf of Purchaser.

c. Purchaser must furnish the name and manner of vesting title to the Property in writing to the County at the time of the auction. If more than one signature is required on any document, a period of five (5) days will be allowed for Purchaser to obtain the signature(s).

d. No warranty or representation is made by the County with respect to location, size, and zone of the Property. Such data is set forth for information only and shall not be deemed to be part of the legal description by which the Property will be offered for sale or sold. The Property will be sold by quitclaim deed using the legal description contained in Exhibit "A". County will not provide a policy of title insurance.

e. The Property is offered for sale and will be sold in its "as is" condition, without any warranty, express or implied or representation by County as to its physical condition or suitability for use, including but not limited to, the condition of the soils or ground water on or under the Property, and the presence of pollutants or contaminants therein.

f. Sale of the Property shall reserve and except there-from unto the County of Los Angeles, all oil, gas, hydrocarbons, or other minerals in and under the Property without the right to the use of the surface and subsurface to a depth of 500 feet, measured vertically, from the surface of the Property.

g. If Purchaser fails to abide by the terms and conditions as set forth above, the County shall have all remedies at law and equity, and shall be entitled to enforce the Sale and Purchase Agreement and obtain the benefit of the bargain contained therein. At the option of the County, the sale may be rescinded. All or part of the Twenty Five Thousand Dollars (\$25,000) down payment may be retained by the County to offset the costs and expenses which accrue to the County in conducting a public auction should Purchaser fail to purchase the Property. Such retention of the down payment by County shall not be deemed a waiver or relinquishment of any other remedies.

7. Copies of the title report and map showing the location and size of the Property are available for inspection in the office of Real Estate Division, 222 South Hill Street, 3rd Floor, Los Angeles, California 90012.

The foregoing Resolution was on the _____ day of _____, 2005 adopted by the Board of Supervisors of the County of Los Angeles, and ex-officio the governing body of all other special assessment and taxing districts for which said Board so acts.

VIOLET VARONA-LUKENS
Executive Officer, Board of Supervisors

By _____

APPROVED AS TO FORM:
RAYMOND G. FORTNER, JR.
County Counsel

By Kathleen D. Felice
Deputy County Counsel
Resolution

EXHIBIT A

44400 Block of 90th Street East, Unincorporated County of Los Angeles
Legal Description

SOUTHEASTERLY QUARTER OF NORTHEASTERLY QUARTER (EXCLUSIVE OF STREET) OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 10 WEST, SAN BERNARDINO BASE O AND MERIDIAN IN THE UNINCORPORATED AREA OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.